



Paxton Road, St. Albans



DAVID CHADWICK
ST ALBANS



10 Paxton Road, St. Albans, AL1 1PF

Storm porch | Entrance hall | Sitting room |
Dining room | Lobby | Cloak room |
Kitchen/breakfast room | Three bedrooms |
Family bathroom | Gardens | Tenure -
Freehold

The Property

A bay-fronted period property with a south-facing rear garden situated in a sought-after cul-de-sac location within very easy reach of the mainline station & City centre.

There is beautifully presented accommodation over two light and airy floors. On the ground floor, an entrance hall leads to two well-proportioned reception rooms while an inner lobby provides access to the kitchen/breakfast room & cloakroom.

On the first floor are three comfortable bedrooms and a refitted family bathroom, while a hatch leads to the loft space, providing useful storage and the scope, subject to the usual consents, to convert to create a fourth bedroom and additional bath/shower room.

Outside

Outside, the house sits behind a handsome brick-built bay-fronted period façade a pretty cottage style garden with a footpath leading to a storm porch and the front door.

To the rear is a well-proportioned garden, that enjoys a sunny southerly aspect. It is laid to lawn with a paved sun terrace immediately to the rear of the house, a lovely back drop to the living space, and the ideal place for al-fresco dining and entertaining.





PAXTON ROAD, AL1

APPROX. GROSS INTERNAL FLOOR AREA 1068.31 SQ FT / 99.25 SQ M
DAVIDCHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAG/RLTD. 2020.



To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.



DAVID CHADWICK
ST ALBANS

david@davidchadwickstalbens.com
Mobile 07859 768597
Office 01727 857165

davidchadwickstalbens.com